



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

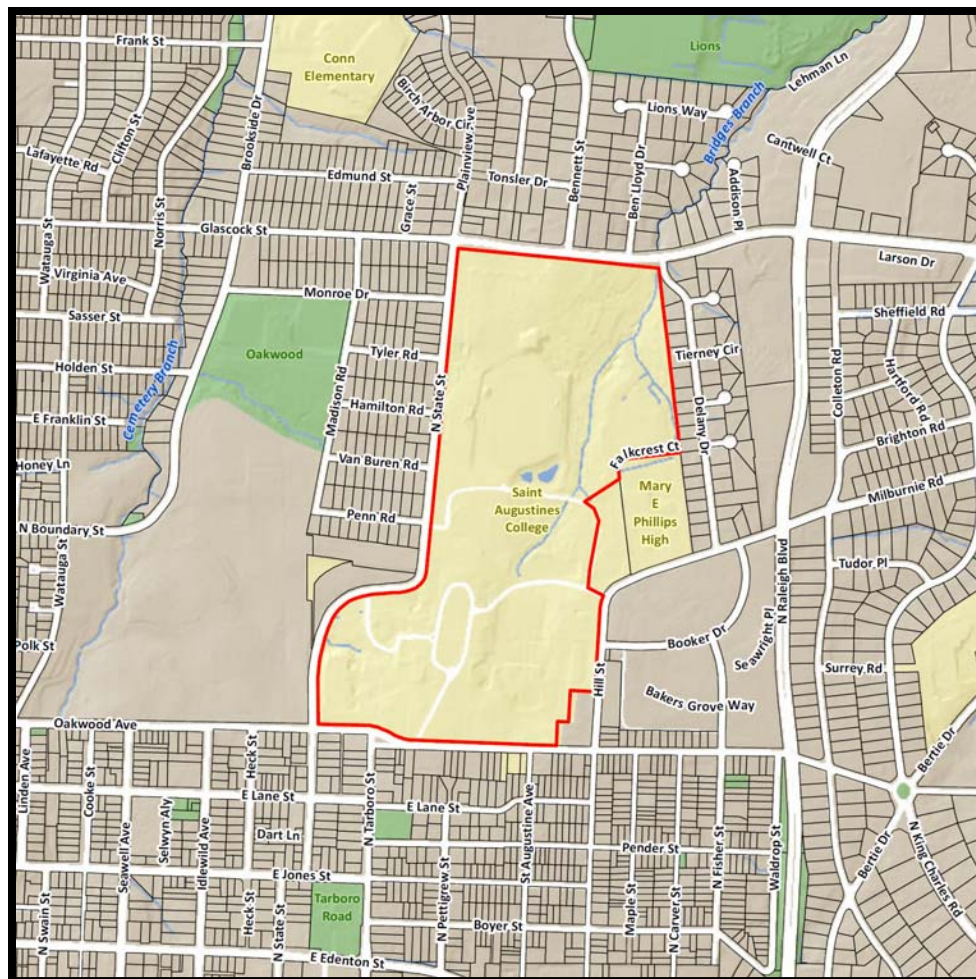
Case File: A-88-15

Property Address: 1315 Oakwood Avenue

Property Owner: St. Augustine's University

Project Contact: Charles T. Francis, Esq.

Nature of Case: Special Use Permit pursuant to Section 10.2.9. of the Part 10A Unified Development Ordinance to permit an outdoor sports or entertainment facility with 2,500 seats in accordance with Section 6.4.5.C. of the Part 10A Unified Development Ordinance on a 94.20 acre property zoned Office and Institution-1 located at 1315 Oakwood Avenue.



1315 Oakwood Avenue – Location Map

ADDITIONAL

NOTES: There are no additional notes for this plan.

PREVIOUS

VARIANCES: None

**PREVIOUS
ACTIVE SPECIAL**

USE PERMIT CASES: SU-1-11 – 2,500 Seat Stadium (approved by Council 10-13-11)

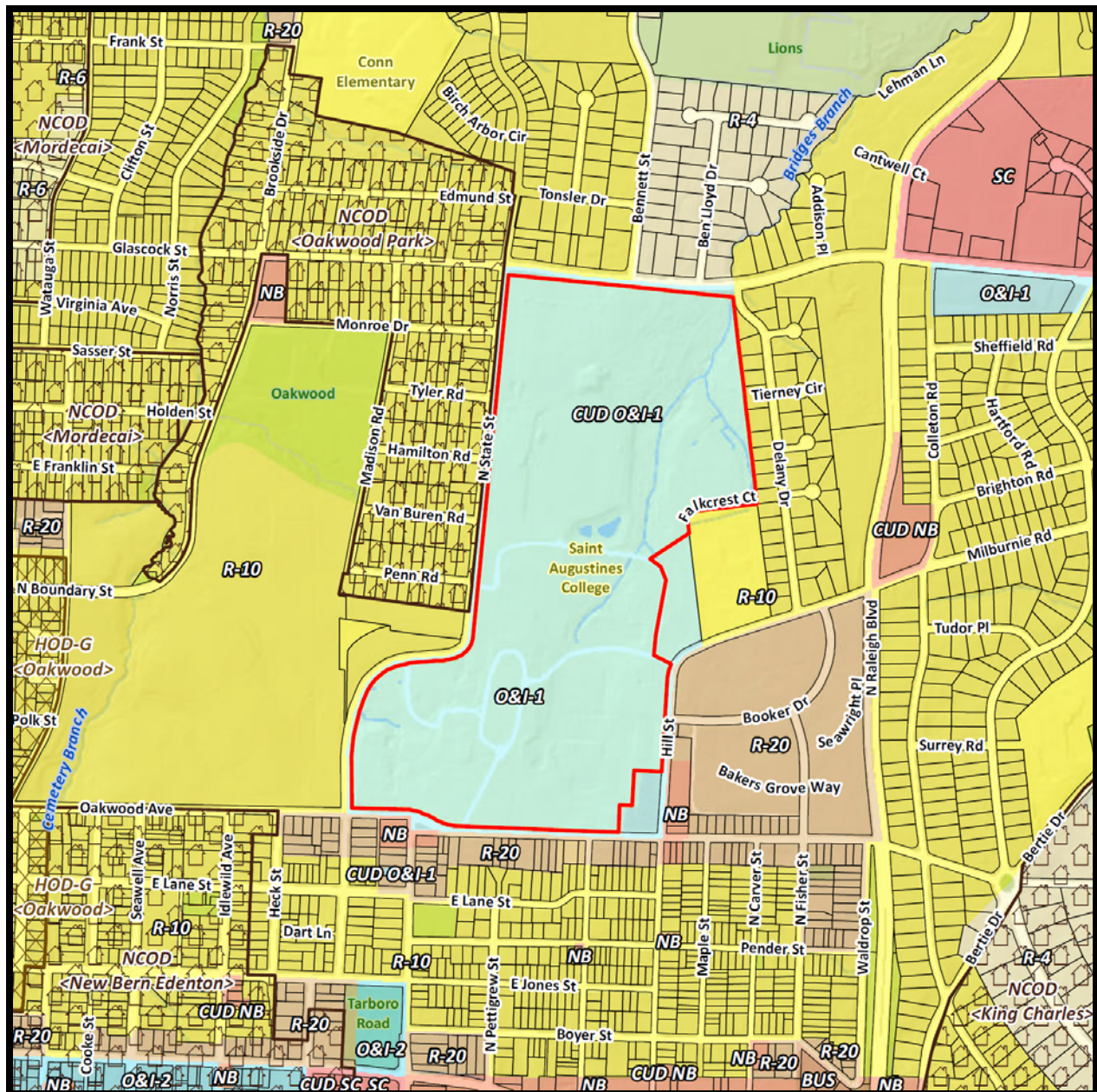
SU-2-12 – 2,500 Seat Stadium (modification of a condition to SU-1-11 approved by Council 5-14-12)

To BOA: 10-12-15

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Office and Institution-1



1315 Oakwood Avenue – Zoning Map

USE STANDARDS: Article 6.4.5.C Outdoor Sports or Entertainment Facility

1. Defined

A predominantly outdoor facility, including any associated structures, for playing sports and conducting entertainment, including but not limited to, sports fields with or without seating, stadiums, track and field facilities and amphitheaters.

2. Use Standards

a. The facility and activities requested to be conducted will not have a substantial adverse impact on surrounding properties; including without limitation, stormwater, dust, smoke or vibration.

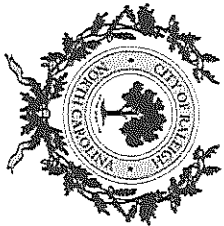
- b. The practical limits of public facilities and services such as stormwater, water and sewer lines, streets, fire, public safety, trash collection and recyclable material are not exceeded.
- c. The traffic generated to and from the site will not create unsafe or inefficient parking, loading, vehicular and pedestrian circulation patterns with consideration, among other things, to: the physical character of roads, the classification of roads, accident experience near the site, traffic volumes existing and projected from approved site plans and subdivisions, interference with any other driveway, and response time of nearby emergency services such as fire and hospital.
- d. Buffers must be provided that lessen the perceived height and bulk of proposed structures as seen from nearby residential neighborhoods.
- e. The nearby properties must be protected from sound amplification and lighting.
- f. The facility will not be injurious to property or improvements in the affected area.
- g. The site is not located in a Primary Watershed Protection Area.

Applicant testimony and evidence to be provided during the meeting.

Section 10.2.9.E. (Special Use Permit) Showings

Before a request for a special use permit is granted, the Board of Adjustment must show that all of the following are met:

1. The proposed use complies with all applicable provisions of this UDO unless otherwise expressly modified in accordance with this UDO;
2. The proposed use is allowed as a special use in the respective zoning district (see Chapter 6. Use Regulations);
3. The proposed use complies with any specific use standard listed in Chapter 6. Use Regulations without the granting of any variance to the specific use standard;
4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics;
5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset or the special use is denied;
6. Access with respect to pedestrian, bicycle and automotive safety, traffic flow and emergency service is adequate;
7. Signage is suitable and appropriate; and
8. Any appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Special Use Permit Application

OFFICE USE ONLY	
Nature of request (Submit addendum on separate sheet, if more space is needed.) Two Year Extension of Special Use Permit issued on October 13, 2011 and May 14, 2012	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number. SU-1-11; SU-2-12	

GENERAL INFORMATION			
Property Address George Williams Athletic Complex/St. Augustine's University, 1315 Oakwood Avenue		Date 9/11/15	
Property PIN 1714-31-0737	Current Zoning Office and Institution-1 (O&I-1)		
Nearest Intersection Hill St., Oakwood Ave., North State St. and Glascock St. and Milburnie Road	Property size (in acres) 94.20		
	St. Augustine's University Property Owner 1315 Oakwood Avenue Raleigh, NC 27610		
Project Contact Person Charles T. Francis, Esq. Post Office Box 164 Raleigh, North Carolina 27602	Phone 919-516-4000 Fax 919-828-0817		
	Email ebward@st-aug.edu		
Property Owner Signature By: <i>Charles T. Francis</i>	Email ebward@st-aug.edu		
Notary	Notary Signature and Seal <i>Margaret B. Boddie</i> MARGARET B. BODDIE NOTARY PUBLIC WAKE COUNTY, N.C.		
Sworn and subscribed before me this 11th day of September, 2015			

My Commission Expires 4-26-2016.
It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

The Francis Law Firm, PLLC
ATTORNEYS & COUNSELORS AT LAW

TWO HANNOVER SQUARE
434 BAYVIEW STREET
SUITE 2300
RALEIGH, NORTH CAROLINA 27601
TELEPHONE (919) 828-0801

September 11, 2015

MAILING ADDRESS:
POST OFFICE BOX 164
RALEIGH, NORTH CAROLINA 27602
TELECOPY (919) 828-0804

VIA HAND DELIVERY

Mr. Eric Hodge
Senior Planner and Staff Coordinator
Department of City Planning
One Exchange Plaza, Suite 304
Raleigh, North Carolina 27601

Re: Extension of Special Use Permit

Dear Mr. Hodge:

I enclose an application for a two year extension of a Special Use Permit for the George Williams Athletic Complex at Saint Augustine's University with attachments: (1) Special Use Application Review fee; (2) List of Adjacent Property Owners; (3) Set of stamped envelopments addressed to all property owners within 100 feet of the subject property; (4) Plot plan, elevations, and square footage; and, (5) previously granted Special Use Permits for the George Williams Athletic Complex.

The need for the extension of the Special Use Permit arises because of construction delays that occurred to the project over the past four years. These delays were caused by the previous administration's lack of timely payment to the general contractor and dismissal of the architectural design team. Since spring of 2014, the new administration of Saint Augustine's University, under the leadership of Dr. Everett B. Ward, has re-engaged the general contractor, JM Thompson, to complete all the necessary site work to finish the surface parking lot outside of the football field.

Additionally, Perkins-Will, an architectural design firm, has been engaged to design a stadium building that will house the concession booths, bathrooms, and a first floor designed to house an athletic department trophy room. This phase was approved in an express review three weeks ago.

Moreover, the Special Use Permit has been filed, in part, because the University would like to host three home football games during the Fall 2015 football season on the following dates: Livingston College October 10, 2015; Winston Salem State University October 17, 2015, and Johnson C. Smith University October 31, 2015.

Mr. Eric Hodge
Page 2
September 11, 2015

We would be pleased to provide any additional information if needed. We look forward to working with you in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles T. Francis". The signature is stylized with a large, looped "C" and a long, sweeping horizontal stroke at the end.

Charles T. Francis

CTF:gam

Enclosures

cc: Dr. Everett B. Ward (w/o enc.) (via email only)
Dr. Steven Hairston (w/o enc.) (via email only)
Thomas McCormick, Esq. (w/o enc.) (via email only)



Wake County Real Estate Data

Account Summary

iMaps

Tax Bills

Real Estate ID 0090352 PIN# 1714310737

Account Search

Property Description

EXEMPT

Location Address
1315 OAKWOOD AVE

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA

Account

Buildings

Land

Boats

Notes

Sales

Photos

Tax & Inv.

Help

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner SAINT AUGUSTINE COLLEGE (Use the Deeds link to view any additional owners)	Owner's Mailing Address ATTN ACCTS PAYABLE 1315 OAKWOOD AVE RALEIGH NC 27610-2247	Property Location Address 1315 OAKWOOD AVE RALEIGH NC 27610-2247
Administrative Data Old Map # 524-- Map/Scale 1714 18 VCS ECRA001 City RALEIGH Fire District Township Land Class RALEIGH ETJ EXEMPT Spec Dist(s) RA Zoning O&I-1 History ID 1 History ID 2 Acreage 94.20 Permit Date 10/5/2012 Permit # 0000101957	Transfer Information Deed Date 5/23/1983 Book & Page 03123 0079 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 365 Recycle Units 0 Apt/SC Sqft Heated Area 599,365	Assessed Value Land Value Assessed \$12,310,056 Bldg. Value Assessed \$40,142,435 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$52,452,491

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

NORTH CAROLINA
WAKE COUNTY
BEFORE THE RALEIGH CITY COUNCIL
SU-1-11

IN RE: St. Augustine's College Athletic Stadium

On September 20, 2011, the Raleigh City Council held a hearing to receive evidence in the matter of a special use permit to allow an outdoor stadium containing 2,500 seats under Raleigh City Code Section 10-2145 as requested by St. Augustine's College (the "Property Owner") in connection with its property, the St. Augustine's College campus, located at 1305 Oakwood Avenue in Raleigh.

Special Uses are generally compatible with other land use permitted in a zoning district; however, because of their unique character, special uses require individual consideration of their operation, location, configuration and design. As a result of that hearing and the testimony and other evidence received there the City Council makes the following findings of fact and conclusions of law.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. All parties necessary to the determination of this request were properly notified and were present or had the opportunity to be represented at the hearing.
2. The City Council has considered Property Owners verified application and the evidence and testimony adduced at the hearing.
3. Raleigh City Code §10-2145 requires the following conditions be satisfied before an outdoor stadium permit may be issued:
 - (a) The facility and activities requested to be conducted therein will not have a substantial adverse impact on surrounding properties including without limitation, stormwater, dust, smoke or vibration.
 - (b) The practical limits of public facilities an services such as stormwater, water and sewer lines, streets, fire, public safety, and trash collection are considered and respected.
 - (c) The traffic generated to and from the site will not create unsafe or inefficient parking, loading, vehicular and pedestrian circulation patterns with consideration, among other things, to: the physical character of roads, the classification of roads, accident experience near the site, traffic volumes existing and projected from approved site plans and subdivisions, interference with any other driveway, and response time of nearby emergency services such as fire and hospital.

- (d) The visual separation of buffers are provided which lessen the perceived height and bulk of proposed structures as seen from nearby residential neighborhoods.
 - (e) The nearby properties are protected from sound amplification and lighting.
 - (f) The facility and activities conducted therein will not be injurious to property or improvements in the affected area.
 - (g) The off-street parking in accordance with §10-2081 is provided in the amount of one (1) space for every five (5) seats or every five (5) persons of the designated capacity of the assembly place.
 - (h) The site is not located in a primary watershed protection area.
4. It is the Council's CONCLUSION that the facility and activities requested to be conducted therein will not have a substantial adverse impact on surrounding properties including without limitation, stormwater, dust, smoke or vibration. This conclusion is based upon the following findings of fact:
- (a) The Future Land Use Map of the Raleigh Comprehensive Plan designates St. Augustine's College as "Institutional," including "... land and facilities occupied by colleges and universities."
 - (b) Stadiums are typically associated with college and university campuses.
 - (c) Stadiums comparable in size to the St. Augustine's College stadium are located in close proximity to residential neighborhoods throughout the area without substantial adverse impact, including the following stadiums: Broughton High School, Enloe High School, Southeast Raleigh High School, Sanderson high School, Garner High School, Cary High School, Athens Drive High School, and Millbrook High School.
 - (d) The Raleigh City Council previously approved a special use permit for an outdoor stadium with 2,500 seats on the St. Augustine's College campus at a location a few hundred feet distant from that proposed by this application.
 - (e) The stadium will be set back 840 feet from Glascock Street and 220 feet from North State Street, a significant distance for nearby residences.
 - (f) A stormwater facility meeting City of Raleigh code requirements will treat and detain stormwater generated by the site.
 - (g) Dust, smoke and vibration are not typically associated with stadium uses.

5. It is the Council's CONCLUSION that the practical limits of public facilities and services such as stormwater, water and sewer lines, streets, fire, public safety, and trash collection are considered and respected. This conclusion is based upon the following findings of fact:

- (a) A stormwater facility meeting City of Raleigh code requirements will treat and detain stormwater generated by the site.
- (b) Water and sewer lines and streets are adequate to serve the proposed stadium.
- (c) Fire, police and emergency services will have a dedicated staging area nearby while the stadium is in use, thereby, increasing their response time in the immediate community.
- (d) Public safety is adequately protected.
- (e) Trash removal will be addressed by college personnel.

6. It is the Council's CONCLUSION that the traffic generated to and from the site will not create unsafe or inefficient parking, loading, vehicular and pedestrian circulation patterns with consideration, among other things, to: the physical character of roads, the classification of roads, accident experience near the site, traffic volumes existing and projected from approved site plans and subdivisions, interference with any other driveway, and response time of nearby emergency services such as fire and hospital. This conclusion is based upon the following findings of fact:

- (a) Raleigh City Code Section 10-2081 requires 500 parking spaces for a stadium with 2,500 seats.
- (b) The Property Owner plans 1,182 parking spaces for uses associated with the stadium.
- (c) In addition student, professors, administrators will be permitted to park in their regular campus parking spaces.
- (d) There are 891 additional parking spaces on campus.
- (e) Many students will walk to stadium events from on-campus or nearby housing.
- (f) Sidewalks are being added or repaired along the campus side of North State Street, Oakwood Avenue and Hill Street to increase pedestrian accessibility to campus.
- (g) A traffic control plan was developed by a North Carolina professional engineer and reviewed and approved by City of Raleigh Transportation engineers

to minimize disruption and delays for stadium and non-stadium traffic, including permanent directional signs at major intersections to direct stadium traffic to efficient stadium routes, traffic control officers to assist in controlling the flow of traffic before and after events, manned barricades at key intersections with residential streets to minimize intrusion into area neighborhoods by stadium traffic and parking attendants to ensure efficient parking.

(b) The parking lot at Mary Phillips High School or other location approved by city staff, will be available for use as a staging area for police, fire and other emergency services to ensure efficient delivery of emergency services to the stadium and nearby neighborhoods.

7. It is the Council's CONCLUSION that the visual separation of buffers are provided which lessen the perceived height and bulk of proposed structures as seen from nearby residential neighborhoods. This conclusion is based upon the following facts:

(a) The stadium will be set back 840 feet from Glascock Street and 220 feet from North State Street, a significant distance from nearby residential neighborhoods.

(b) Landscaping provided along North State Street and Glascock Street will lessen the view of the stadium from nearby residential neighborhoods.

8. It is the Council's CONCLUSION that the nearby properties are protected from sound amplification and lighting. This conclusion is based upon the following facts:

(a) The lighting plan meets the standards of the Raleigh Code.

(b) A distributed speaker system will be used to amplify sound. It will use several smaller speakers placed throughout the crowd so that each speaker only had to be loud enough to be heard by those nearby.

(c) Amplified sound used for the occasional spectator event will not have a substantial adverse impact on surrounding properties.

9. It is the Council's CONCLUSION that the facility and activities conducted therein will not be injurious to property or improvements in the affected area. This conclusion is based upon the following facts:

(a) Siting of a stadium of a size and scope as proposed on the St. Augustine's College campus is not a significant factor in determining area property values.

(b) Stadiums are commonly located in or near residential neighborhoods across the jurisdiction without significant numbers of complaints from area residents.

(c) Raleigh is known for many colleges and universities within its jurisdiction. Such institutions contribute to Raleigh citizen's quality of life and the desirability of homes in close proximity to college campuses is well documented.

10. It is the Council's **CONCLUSION** that the off-street parking in accordance with §10-2081 is provided in the amount of one (1) space for every five (5) seats or every five (5) persons of the designated capacity of the assembly place. This conclusion is based upon the following facts:

(a) Raleigh City Code Section 10-2081 requires 500 parking spaces for a stadium with 2,500 seats.

(b) The Property Owner plans 1,182 parking spaces for uses associated with the stadium.

11. It is the Council's **CONCLUSION** that the site is not located in a primary watershed protection area. This conclusion is based upon the following facts attested at the hearing by professional engineers:

(a) The site is zoned Office & Institution-1 CUD by the City of Raleigh without any watershed protection overlay district.

(b) Property in the City of Raleigh located within the primary watershed protection area is zoned with an overlay district indicating it is within the watershed protection area.

12. Based on evidence presented at the hearing, the Raleigh City Council concludes that the Property Owner, St. Augustine's College, has met all of the requirement of Raleigh City Code §10-2145 and is entitled to approval of a special use permit to permit an outdoor stadium containing 2,500 seats.

13. Pursuant to the provisions of G.S. 160A of the North Carolina General Statutes, the City Council is empowered to place conditions upon a special use permit and, in this case, it is necessary and appropriate to impose the following conditions and safeguards on the issuance of the special use permit:

(a) Event Oversight Committee

Saint Augustine's College shall assemble an Event Oversight Committee composed of representatives from the college, the Raleigh Police, Fire and Public Works Departments, the Raleigh Emergency Communications Center, the Wake County Sheriff's Department, Public Schools System and Emergency Medical Services, the neighboring Citizen Advisory Councils, neighborhood residents and business owners. The Event Oversight Committee shall meet before and after each football season to review traffic operations, emergency response team coordination, parking, traffic circulation and adjust

the Transportation Management Plan, as needed, to address any shortfalls. Detailed meeting minutes shall be kept and be made available to City staff for review.

(b) Traffic and Parking

Sufficient on-site parking will be provided for stadium events and the cost shall be included in the ticket price for each event so that there is no additional charge to park on game or event day. All traffic and parking issues will be addressed through recommendations of the engineering consulting firm employed by the College, recommendations of the Event Oversight Committee, and mandates of the appropriate City of Raleigh Departments taking into consideration the duration and type of event and the anticipated attendance. Saint Augustine's College shall implement the Transportation Management Plan detailed in the Wilbur Smith Associates August 31, 2011 Traffic Impact Analysis (TIA) report with traffic control officers stationed at strategic intersections, manned temporary barricades at entrances to residential areas along the west side of North State Street, on-site parking attendants, trailblazer signs and, most importantly, it establishes a command center at Mary Phillips High School or other site approved by the City Transportation Department to coordinate parking, circulation, emergency response teams, etc.

(c) Sidewalks

Saint Augustine's College shall install new sidewalks along the campus side of North State Street, Oakwood Avenue, and Hill Street.

(d) Lighting

Most stadium events will be scheduled during daylight hours when stadium lighting is not needed. For the few events when lights may be utilized, the stadium design shall incorporate field flood lighting poles designed to lessen visual impact. Furthermore, all lighting will be oriented (aimed/shielded) to reduce light encroachment off site. A consultant shall be retained by the College to monitor lighting issues and to recommend changes to assure nearby residential properties are not unduly impacted. The consultant's reports shall be filed with the Raleigh Planning Department and with the Event Oversight Committee.

(e) Sound

Volume and use of the sound system for announcements during events will be continuously monitored to insure that area residents and businesses are not unduly disturbed during events. Consultant reports regarding proper operation of the system will be filed with the City Planning Department and the Event Oversight Committee. In no event shall sound amplification be allowed after 10:30 pm.

(f) Event Scheduling

Spectator events shall be limited to and shall not exceed six football games, six track and field meets, and three College convocation events per year. With the exception of an occasional multi-day track and field meet, no event shall exceed a single day in duration.

(g) Landscape Screening

Within 18 months following the first event held on the site, plantings meeting the requirements of a SHOD-1 yard in accordance with City Code Section 10-2058 (e)(2)(a) shall be installed and thereafter maintained in the area between the North State Street right-of-way and the stadium paved parking areas from Tyler Road until Penn Road. Driveways, sidewalks, and utility easements shall be permitted to interrupt the SHOD-1 yard plantings.

(h) Trash and Litter

Any and all trash or litter on the stadium site and/or on the rights-of-way of State Street, Glascock Street, Delaney Drive, Hill Street, or Oakwood Avenue surrounding the Saint Augustine's College campus shall be removed by College personnel within 48 hours of the conclusion of any stadium event.

(i) Seating

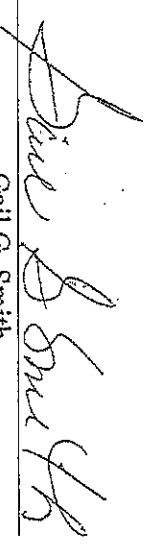
Any increase in stadium seating shall require a full review by City of Raleigh staff. Any increase in stadium seating shall require a complete update of the TIA report and Transportation Management Plan.

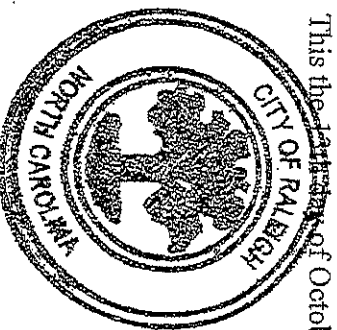
(j) Timing

- (i) A building permit will be issued for the stadium and/or associated improvements within six (6) months of October 4, 2011.
- (ii) Parking will be completed within two (2) years of October 4, 2011.
- (iii) The stadium and associated improvements will be completed within four (4) years of October 4, 2011.

Therefore, the requested special use permit is hereby granted.

This is the first day of October, 2011.


Gail G. Smith
City Clerk



NORTH CAROLINA

BEFORE THE RALEIGH CITY COUNCIL

WAKE COUNTY

SU-1-11
SU-2-12

IN RE: Saint Augustine's College Athletic Stadium

On September 20, 2011, the Raleigh City Council held a hearing to receive evidence in the matter of a Special Use Permit to allow an outdoor stadium containing 2,500 seats on the Saint Augustine's College Campus, located at 1305 Oakwood Avenue in Raleigh. As a result of that hearing and the testimony and other evidence received, the City Council made findings of fact and concluded as a matter of law that Saint Augustine's College (the "Property Owner") has met all of the requirements of the Raleigh City Code and is entitled to approval of the desired Special Use Permit. The Raleigh City Council imposed ten conditions (Section 13(a)-(j)) on the Special Use Permit SU-1-11 to safeguard the public from undue congestion, noise, lighting, and similar impacts which stadium operation, except for such conditions, might generate.

The application (SU-2-12) is limited to the Property Owner's request that condition (f) of Section 13 entitled "Event Scheduling" imposed on the stadium Special Use Permit (SU-1-11) be modified to allow philanthropic events to be conducted in the facility in addition to the permitted 15 College-sponsored events.

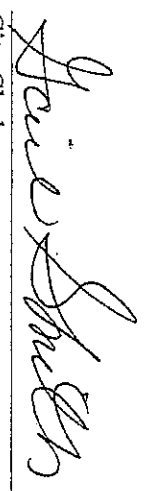
FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. All parties necessary to the determination of this request have been properly notified and were present or had the opportunity to be represented at the hearing.
2. The City Council has considered the Property Owner's original, verified application (SU-1-11) and the record of the September 20, 2011 public hearing, including sworn testimony and other evidence, as well as the Property Owner's current verified application (SU-2-12) and additional testimony and evidence.
3. The City Council re-affirms and re-adopts the findings of fact and conclusions of law set forth in the attached Special Use Permit SU-1-11, which are incorporated herein by reference as though fully set forth.
4. The City Council finds as a fact that track and field and similar competitions sponsored by philanthropic groups are not likely to draw significant crowds, generate significant pedestrian or vehicular traffic, crowd noise, nor other potential impacts addressed by the conditions of Special Use Permit (SU-1-11).
5. That the special conditions attached to Special Use Permit SU-1-11 are re-adopted in their entirety except for Section 13 (f) entitled "Event Scheduling," which is modified to read as follows:

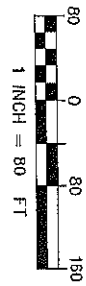
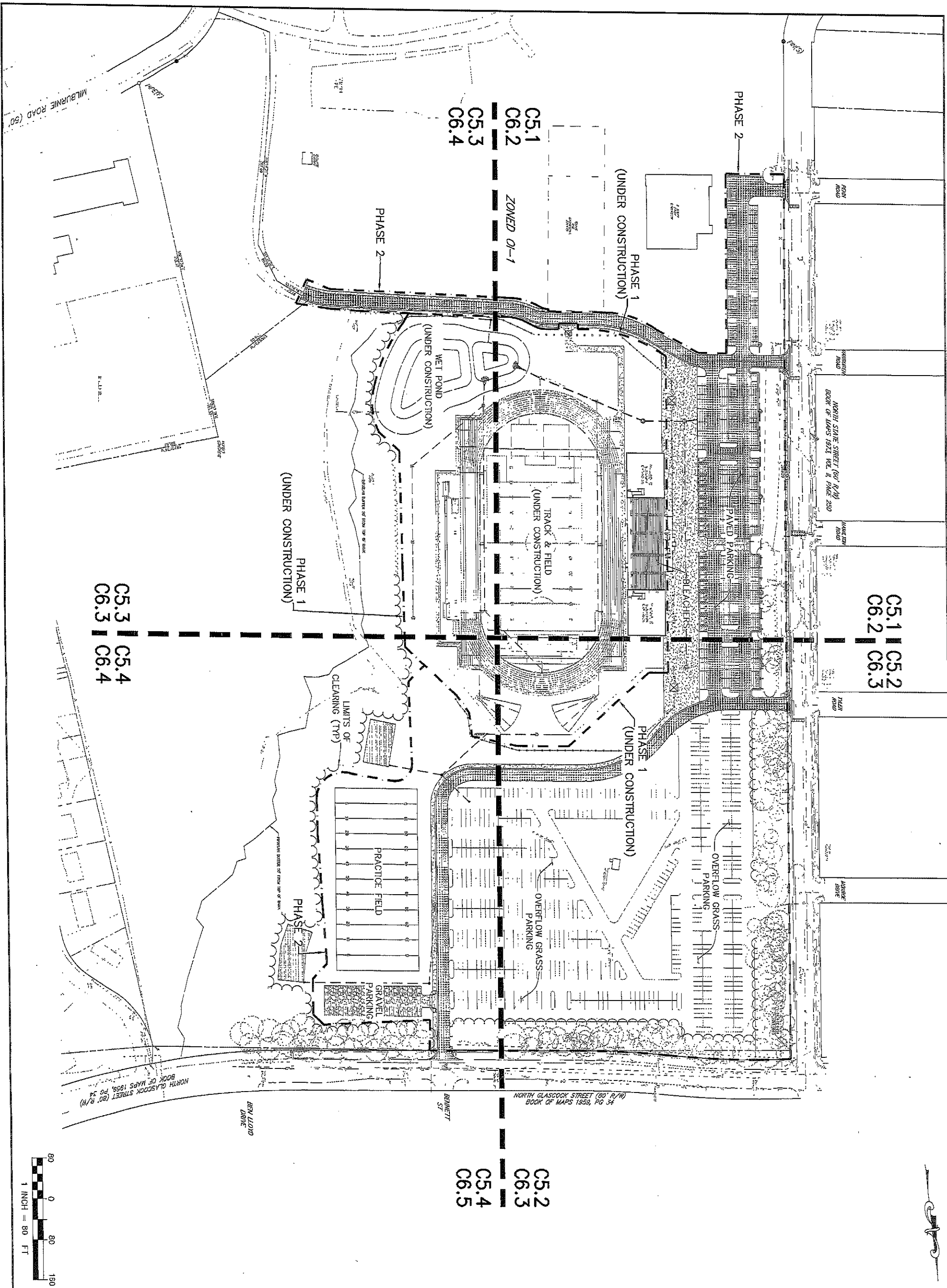
Spectator events involving the sale or distribution of admission tickets shall be limited to and shall not exceed six football games, six track and field meets, and three College convocation events per year. With the exception of an occasional multi-day track and field meet, no event shall exceed a single day in duration. In addition, events sponsored by not for profit organizations and not expected to draw crowds in excess of 500 patrons at any one time may be held so long as the events combined duration does not exceed three days.




THEREFORE, the request to modify Special Use Permit SU-1-11 is hereby granted.

This 14 day of May, 2012.



City Clerk



SHEET C2.1 2 of 25 Sheets SCALE: GRAPHIC PROJ. NO.: 02154C	OVERALL LAYOUT AND INDEX PLAN PHASE II FOR SAINT AUGUSTINE COLLEGE FOOTBALL & TRACK FACILITY		 RALEIGH NORTH CAROLINA		DESIGNED MDH/AGG	 MSA, P.C. Environmental Sciences • Geosciences • Planning Surveying • Engineering • Landscape Architecture 5033 Rouse Drive, Virginia Beach, VA 23462 757-490-9264 (Ofc) 757-490-0634 (Fax) www.msaonline.com Offices in Virginia Beach & Virginia's Eastern Shore
	DRAWN MDH/AGG					
	CHECKED MSG					
	APPROVED MSG					
	DATE 07/21/08					

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SAINT AUGUSTINE'S COLLEGE

ATHLETIC CENTER

DR. DIANNE BOARDLEY SIBBER, PRESIDENT

RALPHIGH, N.C.



THE LIVAS GROUP ARCHITECTS P.C. ARCHITECTS AND PLANNERS 246 W. FREEMASON STREET NORFOLK, VA 23510

CIVIL ENGINEERS NSA, P.C. 503 ROUSE DRIVE VIRGINIA BEACH, VA 23462-3108 TEL. 757 490 9264 FAX. 757 490 9634

STRUCTURAL ENGINEER MCDERMOTT ENGINEERS 6371 COMPTON VA 23062-1100 NORFOLK, VA 23502 TEL. 757 965 2000 FAX. 757 965 2001

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS COASTAL ENGINEERING 2100 MCCOMBS WAY VIRGINIA BEACH, VA 23456 TEL. 757 553 9027 FAX. 757 553 9266

TRACK DESIGNER PAGE DESIGN GROUP 5 PEARSE WYND ROAD BAHAMIA, NC 27903 TEL. 919 628 6369 FAX. 919 628 0021

NOT FOR CONSTRUCTION

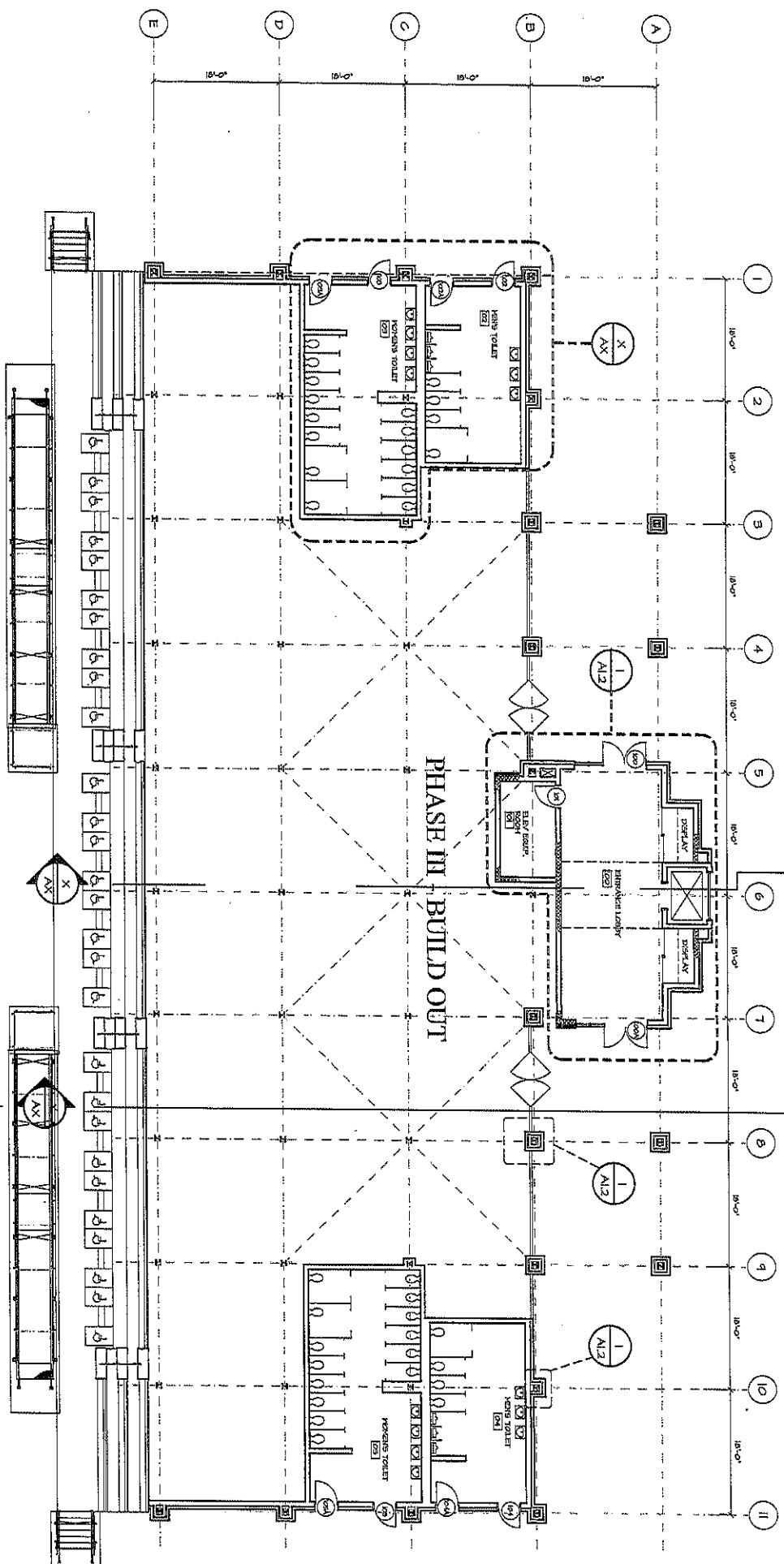
NO	DATE	DESCRIPTION

TITLE

GRANDSTAND PLAN, PARTITION SCHEDULE

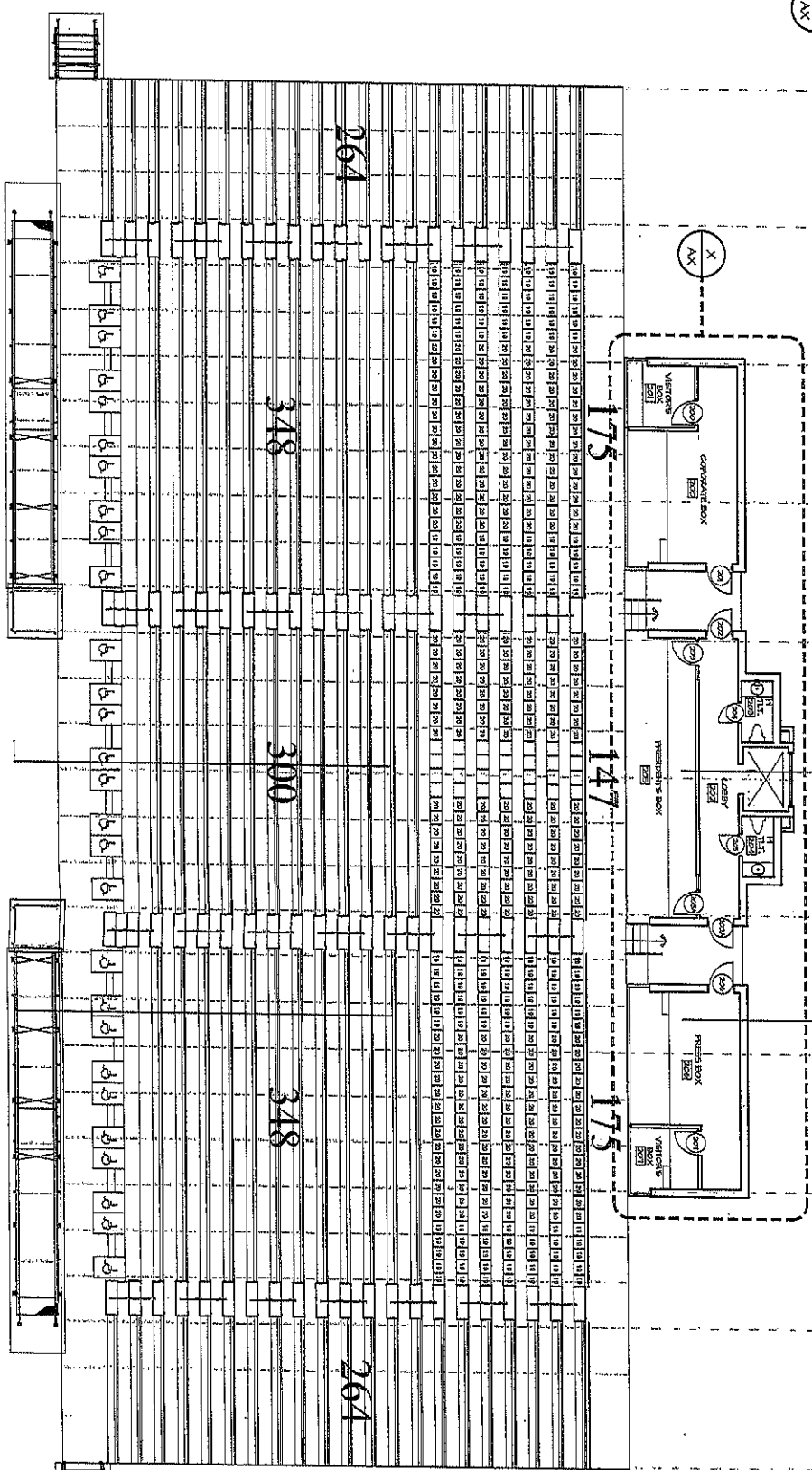
DATE: 1/14/08
DRAWN BY: EMMAN, A. Logan
CHECKED BY: WM. J. E. Neihart
SHEET

A1.1



GROUND FLOOR PLAN A

SCALE: 1/8" = 1'-0" ALL



GRANDSTAND PLAN B

SAINT
AUGUSTINE'S
COLLEGE

ATHLETIC CENTER

DR. DIANNE BOARDLEY SUBER,
PRESIDENT
RALIGH, N.C.



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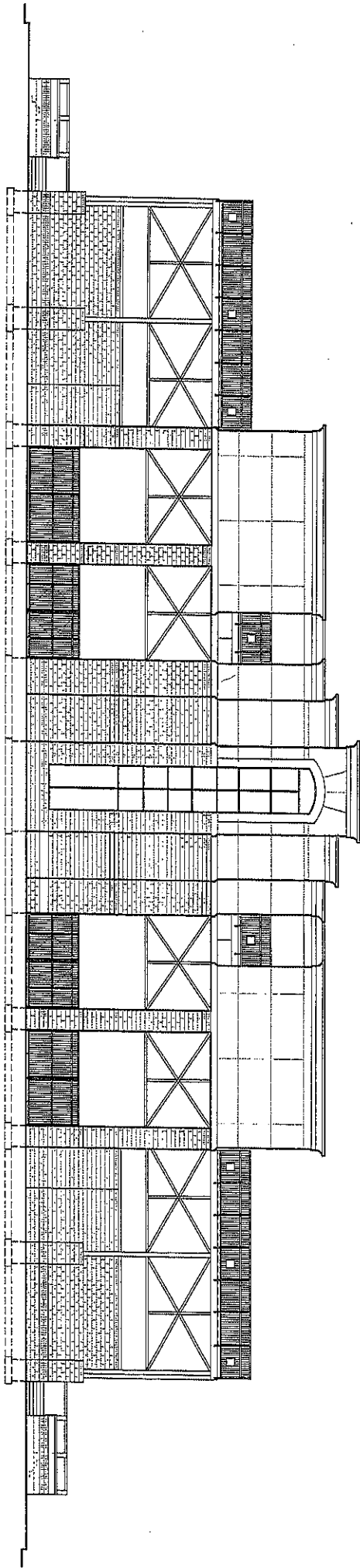
NO	DATE	DESCRIPTION

TITLE

GRANDSTAND PLAN

DATE: 7/14/06
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A5.1



REAR ELEVATION
SCALE: 1/8" = 1'-0"

